

127.A

0005

0030.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

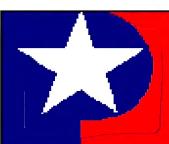
774,800 / 774,800

USE VALUE:

774,800 / 774,800

ASSESSED:

774,800 / 774,800


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30-32		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Owner 1:	HARRIS SHANNON	Unit #:	30
Owner 2:	MCDERMID JOHN ROY SCOT		
Owner 3:			

Street 1: 30 GLOUCESTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: 30-32 GLOUCESTER STREET LLC -

Owner 2: -

Street 1: 43 SIXTH ST

Twn/City: MEDFORD

St/Prov: MA Cntry

Postal: 02155

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1911, having primarily Stucco Exterior and 1635 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8483																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	774,800			774,800				
Total Card		0.000	774,800			774,800	Entered Lot Size			
Total Parcel		0.000	774,800			774,800	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	473.88	/Parcel: 473.88	Land Unit Type:			

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	127.A-0005-0030.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	774,800	0	.		774,800		Year end	12/23/2021

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
30-32 GLOUCESTE		160-106	2	2/24/2021		799,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/5/2021		NEW CONDO								PT	Paul T	
4/5/2021		Measured								PT	Paul T	

Sign: _____ VERIFICATION OF VISIT NOT DATA _____

